

Penn Township Zoning Hearing Board
of 9/11/25
Sheetz, Inc. Hearing

The Penn Township Zoning Hearing Board (ZHB) met on Thursday, September 11, 2025 at 7:00 p.m. in the Municipal Building to hold a hearing for Sheetz, Inc. A list of visitors attending is on file in the Township Office. The meeting was recorded to aid in the preparation of the minutes. The recording will be destroyed once the draft minutes are complete.

Present:

Brian Foster
Larry Watts
David Clark
Julie Mackey - Alternate

Kelley Brown, Terri Delo, Jennifer Blouch (Secretary), and Abigail Miller (Zoning Officer) were sworn in.

Recognition of Visitors

No one wished to speak.

Solicitor Dennis Shatto asked the secretary if the hearing was advertised, if the property was posted, and if the nearby property owners were notified. The secretary answered yes.

The solicitor discussed the advertisements and commented that there were 2 different notices, because the applicant sought additional variances after the original application was advertised.

Ambrose Heinz (solicitor for Sheetz) briefly described the project. Sheetz is doing a complete site scrape and they are seeking the following variances: Section 1501(3) appendix B, Table 1 (total signage) and Table 2 (sign setback). They are seeking appeals, and alternatively, variances of Section 1627, appendix C, 1310(2), 1310(3), Section 1312(2)

Chairman Foster asked if they are asking for a variance of 0.7 footcandles. Mr. Heinz replied that the original application showed a maximum of 0.7 footcandles, but the plan has been revised to have a maximum of 0.2 footcandles.

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The solicitor commented that the lighting variance was not advertised because it was received after the application and there wasn't enough time to advertise that specific variance. Chairman Foster asked the audience if they have any opposition to the ZHB handling the lighting variance at this time. There was no opposition.

Drive Through Window

The solicitor asked if there is a drive through window currently at the location. Kelley Brown answered no. Chairman Foster asked how the parking pick up spots work currently. Kelley Brown answered that the orders are placed in advance, and the customers call to let the employees know they're in a parking spot. Mr. Heinz asked how the employees will know when a customer is at the pickup window. Kelley Brown answered that there will be a sensor that alerts employees to a customer at the window. Chairman Foster asked if the pickup window will have an intercom. Kelley Brown answered no.

Signage

Sheetz is asking for 4 more total square feet in signage than what is existing currently. The total signage is currently 156 square feet, and they are requesting to have 160 square feet of total signage. The current freestanding sign is non-conforming. The current freestanding sign is 2 feet from the right-of-way from State Road. They want to erect the new freestanding sign in the same spot. The current freestanding sign is 90 square feet. They are proposing 74 square feet for the new freestanding sign, smaller than the existing sign. The signage is critical to the standard Sheetz branding.

Landscaping, Planting Strip

Mr. Heinz commented that the ordinance for planting strips states businesses adjoining residential properties require a planting strip. Sheetz neighbors a forest conservation area (railroad), not a residential area. A planted strip would be difficult because of utilities and a grease trap.

Lighting

Ordinance states not over 0.1 footcandle beyond the property line. The application asked for 0.7 footcandles. The plan has been revised to reduce lighting to 0.3 footcandles maximum. There are 2 locations in the front beyond the property line where footcandles would go up to 0.2, and one location in the rear where footcandles would reach 0.3 footcandles beyond the property line, which is the maximum request

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beyond the property line. Terri Delo stated that the lighting would not affect the neighborhood.

The solicitor asked if the current lighting exceeds the requirements of the ordinance. Terri Delo stated that yes they do, and that the new lights will be night sky compliant and the illumination levels will be lower than how they are currently.

Chairman Foster asked for the definition of footcandle. Kelley Brown answered that footcandle means the illuminants on one square foot surface from a uniform source of light.

The board recessed at 8:22pm and reconvened at 8:57pm.

Upon a Watts/Clark motion, the Zoning Hearing Board voted unanimously to deny the appeals, and to grant each of the variances requested.

Upon a Watts/Clark motion, the Zoning Hearing Board voted unanimously to close the hearing at 8:59pm.

Chairman Foster commented that it was difficult to make a decision about the planting strip/buffer because of the confusion within the ordinances. The ZHB would also like an updated table of contents. The secretary and the Planning Commission will review the ordinances to ensure that everyone has the most updated versions.

Minutes

Upon a Clark/Watts motion, the Zoning Hearing Board voted unanimously to accept the minutes of May 8, 2025.

Old Business

None

New Business

October 9, 2025 Hearing

Amendment to the Agenda

None

Adjournment: Upon a Clark/Watts motion, the Zoning Hearing Board voted unanimously to adjourn the meeting at 9:14pm.

Respectfully submitted,
Jennifer Blouch
Secretary